

Houston Planning Commission  
Subcommittees  
Summary of Recommendations

Subcommittee	Issue	Recommendation	Status	Next Steps
<b>Development Impacts</b>				
<b>Financing Infrastructure Improvements</b>	<p>Redevelopment is occurring in older neighborhoods without corresponding improvements to the aging infrastructure such as water, sanitary sewer, storm drainage, narrow paving, and sidewalks. (Rice Military)</p> <p>Need coordinated planning for infrastructure improvements in these areas and a structure for spreading the costs of improvements equally.</p>	<p>Recommend a combination of builder impact fees and a city sponsored financing entity.</p>	<p>Concept plan drafted</p> <ol style="list-style-type: none"><li>1. PD and PWE identify zones and assess existing infrastructure in and around the zone.</li><li>2. PWE prepares plan for upgrading the infrastructure to meet needs of new development</li><li>3. Infrastructure financing and implementation plan would be created that incorporates (i) Builder impact fee and (ii) some commitment from COH to match revenues from new Builder Impact Fee for project meeting certain criteria.</li></ol>	<p>P&amp;D and PWE identify areas</p> <p>PWE</p> <p>PWE</p>
<b>Drainage Impacts</b>	<p>Small scale development over time has a considerable impact on storm drainage. Without a mechanism for creating sub-regional detention facilities, mitigation must occur on a site by site basis.</p>	<p>Amend Chapter 9 of the Infrastructure Design Manual to (i) address single family parcels currently excluded from the detention requirements, and (ii) require detention at a rate of 0.5 acre-feet per acre of increased impervious area for tracts being subdivided in less than an acre</p> <p>Develop sub-regional detention facilities that would mitigate storm water runoff impact of development within the neighborhoods where it is occurring.</p>	<p>Proposed amendments drafted</p> <p>Need additional study to identify 2 or 3 candidate projects within 9 months.</p>	<p>PWE will identify candidate projects</p>
<b>Public Notification - platting</b>	<p>Notification is required for replats when a public hearing is required (State law) and plats with variances (Chpt. 42). Neighborhoods are not notified of routine platting items and may miss out on critical issues (street extensions)</p>	<p>Improve public notification by including original plat names for each replat application on the Subdivision Plat Summary Report and further expand e-mail notification to neighborhood representatives.</p>	<p>PD revised Subdivision Plat Summary Report to include the original subdivision plat names on replats.</p> <p>PD created a Subdivision Plat Summary E-Report and notified via e-mail super neighborhood councils, civic clubs within our database and council offices advising them of this service and how they can sign up. This service works similar to e-permit report.</p> <p>Developed flyer for staff to take to civic club and CIP meetings.</p>	<p>Completed</p>